

00-0-1090

(Do Not Write Above This Line)

AN ORDINANCE Z-00-57
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 3695 PEACHTREE ROAD, N.E., FRONTING 100 FEET ON THE SOUTHEASTERLY SIDE OF PEACHTREE ROAD BEGINNING AT THE SOUTHEAST CORNER OF CANTRELL ROAD. DEPTH: 199.33 FEET; AREA: .46 ACRE; LAND LOT 10, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: THIRD MILLENNIUM DEVELOPMENT, INC.

APPLICANT: SAME
NPU-B COUNCIL DISTRICT 7

ADOPTED BY
OCT 0 2 2000

COUNCIL

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 7/17/00
Referred To: ZRB & Zoning

First Reading

Committee _____
Date _____
Chair Debra M. Starnes

Committee <u>Zoning</u>	Committee
Date <u>9-26-00</u>	Date
Chair <u>Debra M. Starnes</u>	Chair
Action <u>in subcommittee</u>	Action Fav, Adv, Held (see rev. side) Other:
Members <u>all members</u>	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action Fav, Adv, Held (see rev. side) Other:	Action Fav, Adv, Held (see rev. side) Other:
Members	Members
Refer To	Refer To

COUNCIL ACTION

- ☒ **2nd** ☐ **1st & 2nd** ☐ **3rd**
Readings
☐ **Consent** ☐ **V Vote** ☐ **RC Vote**

CERTIFIED

CERTIFIED
OCT 2 2000
ATLANTA CITY COUNCIL PRESIDENT
Robert A. Pitts

CERTIFIED
OCT 0 2 2000
Phyllis Daughlin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 1 1 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



00-O-1090

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-57
9-7-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3695 Peachtree Road, N.E.**, be changed from the **RG-2 (Residential General Sector 2)** District to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **10** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughkin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 02, 2000

OCT 11, 2000



Conditions for Z-00-57

1. A site plan similar to the site plan titled, "3695 Peachtree Road", by McCrary Engineering, Inc., dated June 13, 2000, and revised 8/15/00, stamped and received by the Bureau of Planning on August 16, 2000, which is revised only to show a solid, opaque "privacy fence" of no more than 6 feet in height along the rear and east side property lines.
2. The fence along Cantrell Road shall be made of wrought iron and supported by stonecapped, brick pillars, and shall not be higher at any point than four feet.
3. The four-foot wide landscaped strip shown on the site plan between the fence and the sidewalk along Cantrell Road shall be planted with trees and shrubs so as to obscure at least 50% of the fence.
4. The wall in the front yard and the fence along Cantrell Road shall meet in a concave brick and/or stone link that curves inward so that it does not interfere with two existing mature trees.
5. The façade materials and architectural detail of the rear and side exterior walls of the building shall be substantially the same as that of the front exterior wall.
6. All exterior lighting for the project shall be designed so that it will not spill onto adjoining properties.
7. Tree Protection Plan entitled "3rd Millenium, 3965 (sic) Peachtree Road, Atlanta, prepared by Lee Richardson and Associates, dated August 29, 2000 and marked received by the Bureau of Planning September 7, 2000.
8. The applicant will notify the Ridgedale Park Civic Association, in writing, five business days in advance of any request for administrative changes to the site plan.



LEGAL DESCRIPTION
RIDGEDALE TOWNEHOMES
3695 Peachtree Road
Atlanta, GA

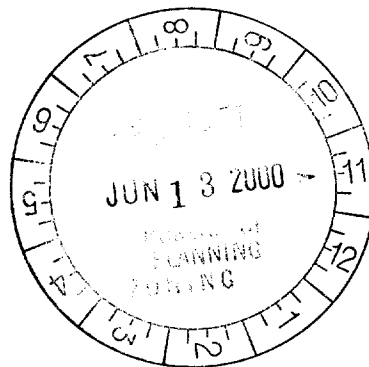
June 13, 2000

ALL THAT TRACT OR PARCEL OF LAND lying in and being in Land Lot 10, 17th District, Fulton County, Georgia and being more particularly described as follows:

The POINT OF BEGINNING is defined as the intersection of the southern right of way of Peachtree Road and the eastern right of way of Cantrell Road.

From the POINT OF BEGINNING, proceed along the right of way of Peachtree Road in the direction N67°53'05"E a distance of 100.00' to an iron pin; then leave the right of way Peachtree Road and proceed in the direction S18°08'53"E a distance of 199.00' to a point; then proceed in the direction S67°42'05"W a distance of 100.15' to an iron pin lying on the eastern right of way of Cantrell Road; then proceed along the eastern right of way of Cantrell Road in the direction N18°06'42"W a distance of 199.33' to a point, said point being the POINT OF BEGINNING.

Said tract contains 0.46 acres and is shown on a drawing titled "Zoning Plan" dated June 13, 2000, prepared by McCrary Engineering, Inc.



2-00-57

LEGAL DESCRIPTION
RIDGEDALE TOWNEHOMES
3695 Peachtree Road
Atlanta, GA

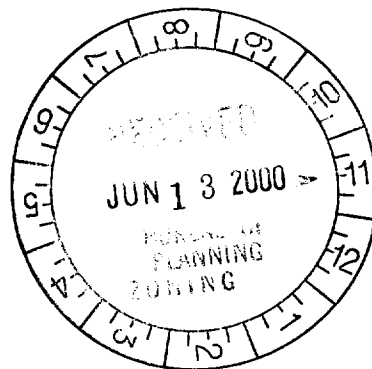
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2-00-57

RCS# 2276
10/02/00
3:14 PM

Atlanta City Council

Regular Session

00-O-1090

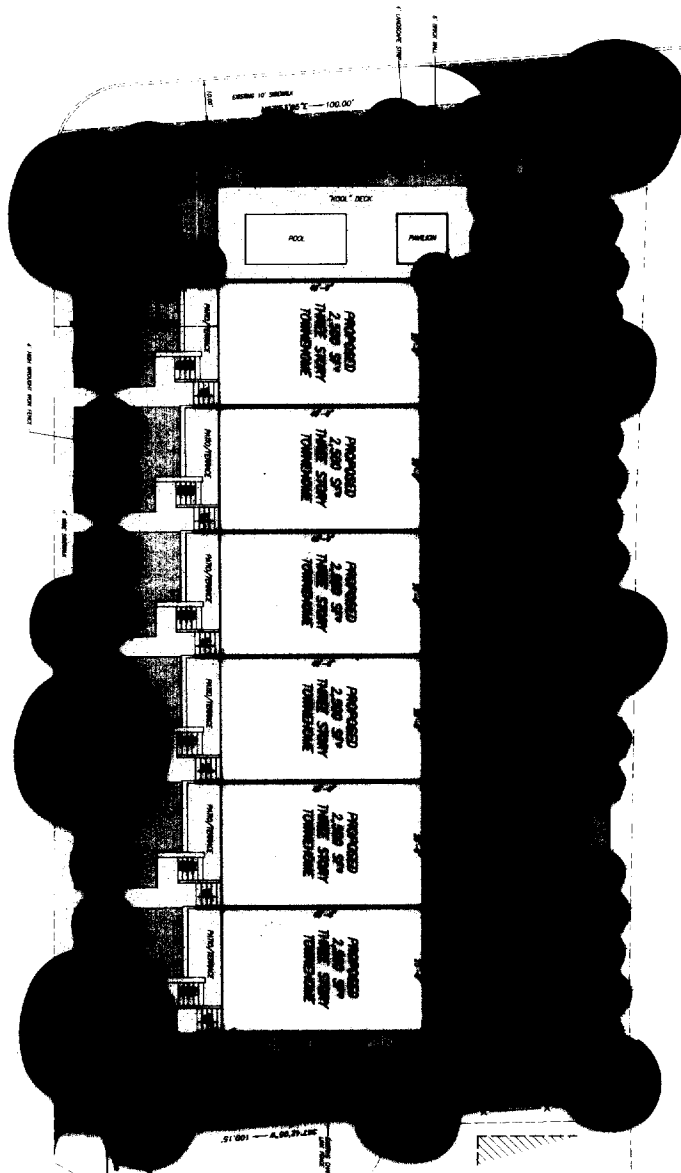
Z-00-57; 3695 Peachtree Rd., NE (B-7)
RG-2 to RG 3-C
ADOPT ON SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Y McCarty	B Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

00-O-1090

CANTNELL ROAD 50' RW



ZINC AND CADMIUM			
	USE	1990	1995
SPRINT	15,000	17,000	20,000
	10,000	11,000	13,000
	5,000	5,000	5,000
	2,500	2,500	2,500
	1,250	1,250	1,250
	625	625	625
	312	312	312
	156	156	156
	78	78	78
	39	39	39
	19	19	19
	9	9	9
	4	4	4
	2	2	2
	1	1	1
	0.5	0.5	0.5
	0.25	0.25	0.25
	0.125	0.125	0.125
	0.0625	0.0625	0.0625
	0.03125	0.03125	0.03125
	0.015625	0.015625	0.015625
	0.0078125	0.0078125	0.0078125
	0.00390625	0.00390625	0.00390625
	0.001953125	0.001953125	0.001953125
	0.0009765625	0.0009765625	0.0009765625
	0.00048828125	0.00048828125	0.00048828125
	0.000244140625	0.000244140625	0.000244140625
	0.0001220703125	0.0001220703125	0.0001220703125
	0.00006103515625	0.00006103515625	0.00006103515625
	0.000030517578125	0.000030517578125	0.000030517578125
	0.0000152587890625	0.0000152587890625	0.0000152587890625
	0.00000762939453125	0.00000762939453125	0.00000762939453125
	0.000003814697265625	0.000003814697265625	0.000003814697265625
	0.0000019073486328125	0.0000019073486328125	0.0000019073486328125
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	0.0000002384185791015625	0.0000002384185791015625	0.0000002384185791015625
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	0.0000000298023223876953125	0.0000000298023223876953125	0.0000000298023223876953125
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	0.000000007450580596923828125	0.000000007450580596923828125	0.000000007450580596923828125
	0.0000000037252902984619140625	0.0000000037252902984619140625	0.0000000037252902984619140625
	0.00000000186264514923095703125	0.00000000186264514923095703125	0.00000000186264514923095703125
	0.000000000931322574615478515625	0.000000000931322574615478515625	0.000000000931322574615478515625
	0.0000000004656612873077392578125	0.0000000004656612873077392578125	0.0000000004656612873077392578125
	0.00000000023283064365386962890625	0.00000000023283064365386962890625	0.00000000023283064365386962890625
	0.000000000116415321826934814453125	0.000000000116415321826934814453125	0.000000000116415321826934814453125
	0.0000000000582076609134674072265625	0.0000000000582076609134674072265625	0.0000000000582076609134674072265625
	0.00000000002910383045673370361328125	0.00000000002910383045673370361328125	0.00000000002910383045673370361328125
	0.000000000014551915228366851806640625	0.000000000014551915228366851806640625	0.000000000014551915228366851806640625
	0.0000000000072759576141834259033203125	0.0000000000072759576141834259033203125	0.0000000000072759576141834259033

- [illegible]

200-57

SITE PLAN

SCALE: 1" = 10'



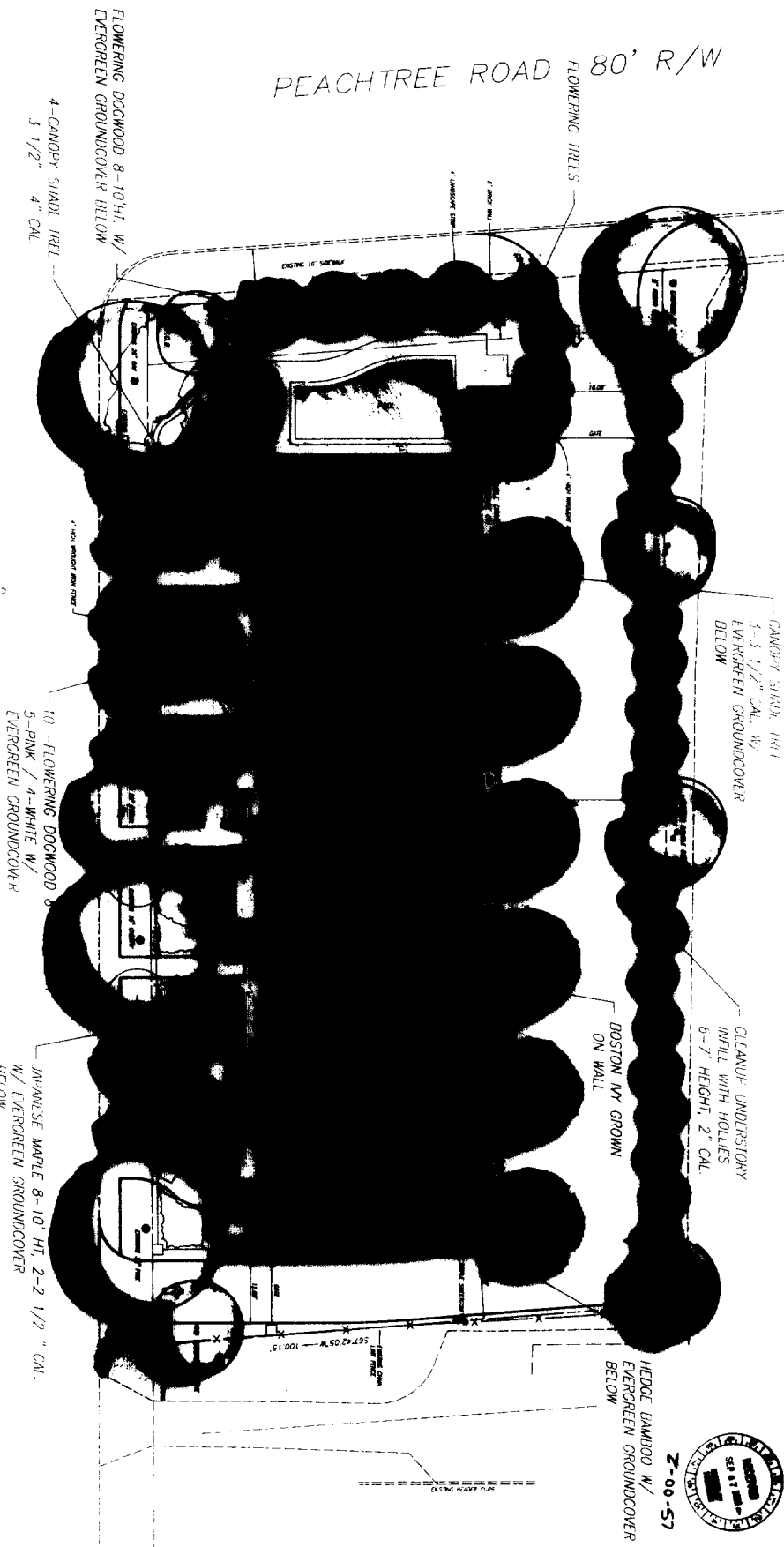
3695 PEACHTREE ROAD
LAND LOT 10, 17th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

[illegible]

McNary
Engineering, Inc.
250 WILSON AVENUE
SUITE 300
DALLAS, TEXAS 75202

(770) 431-8431

PEACHTREE ROAD 80' R/W



SITE DATA:

TOTAL SITE AREA	0.6 ACRES
EXISTING TREES TO REMAIN ON SITE	
30' PINE	
30' MALEBERRY	
20' OAK	
20' PINE	
20' OAK	
20' MALEBERRY	
15' MALEBERRY	
15' PINE	
15' OAK	
TOTAL EXISTING TREES TO REMAIN	225'
PROPOSED TREES FOR SITE	
(1) CANOPY SHADE TREES (2 1/2' x 4')	
(1) JAPANESE MAPLE (2' x 2')	
(1) FLOWERING DOGWOOD (2' x 2')	
(1) MALEBERRY (2' x 2')	
(1) PINE (2' x 2')	
TOTAL PROPOSED TREES FOR SITE	104'
TOTAL PROPOSED INCHES FOR SITE	43'
TOTAL PROPOSED INCHES ALONG CANTREE	

